

THE SPRINGS COMMUNITY ASSOCIATION

# The Spring Run

*At Home With Nature!*

## A Message from the Board President & Manager

Welcome to Autumn!

Ah, the cooler temps, the shorter days, the crunching of leaves underfoot, the frost on the pumpkin! Well, that might be happening in Tallahassee, but the only sign here so far is the shorter days. Still, there is a slightly different feel to the air and maybe we can look forward to the rest by November.

October is Budget Adoption month. At the meeting on the 17<sup>th</sup>, the Board will vote how to allocate the assessment income for 2019. The goal is “no increase” in assessments and we should be able to achieve that unless there are a lot of you out there who will be contacting us in the next two weeks to push for special expenditures in the year ahead. Many of the expenditures are routine and don’t change except for a slight increase or decrease from year to year based on things like rate increase or an expense history that’s trending lower for certain maintenance items. For example, we expect to see a decline in expenditures for the maintenance of the security truck because we had to buy a new one earlier this year. On the other hand, that budget line won’t decrease sharply because it also includes funds for security cart maintenance and the security cart, like all the other carts, has some age on it. The Board does encourage you to send input to the manager about things you believe the community should spend on. You can email your thoughts to: [springsmanager@thespringsconnection.com](mailto:springsmanager@thespringsconnection.com).

By the end of October, too, we encourage letters of “Intent to be A Candidate” from those who are interested in filling one of the two seats up for election in January 2019. Please send photos and a short bio, too, so that when we publish the October and November newsletters we’ll be able to get your candidacy in front of all the members. Intent to Be A Candidate Letters aren’t officially required until the November meeting (which will occur on the 14<sup>th</sup> and not on the 21st) but if you get them to us by October 26 you get two months of publicity (Oct & Nov) instead of just one in November. The November newsletter sometimes gets scant reading attention because everyone is engrossed in preparing for Christmas-time holidays. In December, we’ll announce a “Meet the Candidates” event about 10 days before the Annual Member’s meeting on January 16, 2019. There are additional details inside this issue.

We got a lot of supportive calls from owners about taking a firm approach with tree-cutting contractors (see last month’s issue) and we appreciate your remarks. At the September board meeting the directors agreed that every contractor coming into the community should get an “Important Notice-Warning” when they enter the community which reinforces the fact that exterior changes must be preapproved by the ACC and that any attempts to circumvent the process will result in loss of access to the SCA.

Please check inside for details about the annual Halloween celebrations and until then, stay out of spider webs and be careful of the little goblins!

Best wishes.....*Jerry Alexandrowicz & David Forthuber*



## SEPTEMBER 2018 VOLUME 47, ISSUE 09

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# Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road

Longwood, FL

Wednesday, September 15, 2018



The Board of Directors of The Springs Community Association, Inc. met at the Clubhouse on Wednesday, September 15, 2018. Board members present were: Jerry Alexandrowicz, president; Jerry Crews, vice president; Sherri Barwick, treasurer; Chris Culberson, secretary, Mim Starr and Bob Johnston, directors. Community Association Manager, David Forthuber, was present. Five home owners attended.

## CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, board president Jerry Alexandrowicz called the meeting to order at 7 p.m.

**PRESIDENT'S REPORT** – Jerry Alexandrowicz reported that Seminole County has advised the SCA that it is slated soon to receive additional FEMA funds which are provided to clear away debris in the county's waterways. Since the Little Wekiva is one of those waterways they are sending a crew the 3<sup>rd</sup> or 4<sup>th</sup> week of October to pull dead frees from the entire length of the river. He also noted that the First District Court of Appeals has made affirmative comments about the case being brought by Seminole County regarding the unfair rate allocation on county residents by Utilities Inc. The court will announce a formal decision within months. He also updated attendees on the Village on the Green Project. The developer's team has agreed to re-design the retention ponds to accommodate a 200-year storm event, the highest level of protection available in Florida. They will also plant new trees and shrubs to screen the pond and townhouses for senior independent living.

**SECRETARY'S REPORT** – *Bob Johnston moved to approve the minutes for the June 20, 2018 meeting. Chris Culberson seconded the motion and it passed unanimously.*

**TREASURER'S REPORT** – Sherri Barwick advised that as of 8/31 there was a balance of \$1,118,819 in the operating accounts and \$227,174 in the reserve accounts. There is \$198,312 due in uncollected assessments. The Seacoast loan for street repaving and the springs seawall has a balance due of \$523,324. Year-to-date income exceeds expectations by \$13,930 while total expenses are presently \$13,995 lower than anticipated for this point in the year. Net income for August therefore stands at \$27,925. There was 1 home sale closing in August for a year-to-date total of 42. Ten owners have not paid their 2017 assessment and 35 are delinquent with their 2018 assessments. At this point in the year anyone owing more than \$445 is delinquent and subject to an intent to lien. Sherri advised that she and the manager had been working on measures to assure that delinquent owners do not remain delinquent. A letter has been sent to all delinquent owners reminding them of the obligation to pay their 2018 account balance to zero by October 30.

**MANAGEMENT REPORT** --- Sherri Barwick asked if Sam Flowers had completed his stream bed clearance work on the run under Wisteria Drive; she was concerned that a large tree that appears to be tenuously attached to the bank had not been removed. The manager explained that he, Mr. Crews, and Mr. Culberson had discussed this tree with Mr. Flowers and they were convinced by him that it was more helpful to leave it in place at this time. It is both healthy and serves to stabilize the bank at that point. Mr. Alexandrowicz asked for explanation about the code/status/age notations on the Property Notebook.

**COMMITTEE REPORTS** – There were no comments or questions regarding committee reports.

**MEMBERS OPEN FORUM** – Howard Mass of Crown Oaks noted that fewer owners seem to pick up after their dogs and asked if something about it could be high-lighted in the next newsletter. He also noted that too many owners are throwing empty snack bags and bottles on the ground instead of in waste cans. Oliver Miner of Palm Springs condos agreed with Mr. Mass about the trash and encouraged owners to think of the common grounds as their grounds and to pick up any trash they see and deposit it in a trashcan.

## OLD BUSINESS:

There was no old business to address.

# Minutes - Board of Directors

## Page Two

### NEW BUSINESS:

1. **Seminole Asphalt Paving** provided the directors a bid to address several roadway issues such as potholes, dips, and water run-off. The directors examined each of the nine issues and agreed there was a need for additional evaluation before approving the Bridlewood Road job and the speed hump at Wisteria and Wild Fern. *Jerry Crews made a motion to proceed with the road repairs on Bridgeview Circle, Redbud, Weeping Elm, the Markham Woods Rd gate, and the Lost Spring culvert and to permit him to meet with the vendor to evaluate the other projects. Chris Culberson seconded the motion and it passed unanimously.* Mr. Crews will also seek a bid to repair a road dip on Wisteria at Red Bud and a water diversion hump at 108 Autumn.
2. A **Restated Collection Policy** was provided by treasurer Sherri Barwick. It emphasizes that unpaid assessments and interest due on the unpaid assessments must be paid on a timely basis quarterly or semi-annually. If they are not then the owners will receive intent to lien notices and be subject to additional collection action and fees. The restated collection policy also requires that the management company provide monthly statements to owners to keep them apprised of their past due principal and interest. *Sherri Barwick moved to approve the Restated Collection Policy. Jerry Crews seconded the motion and it passed unanimously.*
3. **RV and Stable Rentals and Clubhouse Rental** procedures were reviewed in light of the HOA attorney's reminder that the SCA could not lien owners for any unpaid expense aside from assessments and non-compliance fines of a certain value. The manager recommended that renters of these facilities be required to pay for the entire quarter up front and to renew in the final month of that quarter with the next quarter's payment. *Sherri Barwick moved that the SCA require that each prospective renter of the RV or stable spaces be required to place a deposit of one quarter's rental with the SCA and be permitted to prorate monthly the quarter in which they're renting. A deposit cannot be used to pay the current quarter's rent but must be held for non-payment purposes. Jerry Alexandrowicz seconded the motion and it passed unanimously.* The manager was encouraged to consult with the HOA attorney on the manager's suggestion that clubhouse and clubhouse grounds rentals must be accompanied by some liability policy in every case.
4. **Review of the First Draft of the 2019 Budget** raised questions about appropriate caps to support the cost of healthcare coverage for the security team employees. The manager will explore this further with the directors and insurance company agents and prepare a second draft utilizing Sentry's basis and assumptions format. The Board also indicated it felt that the budget for the stable ought to be equal to the income provided by the rentals of the stalls.
5. **Review of the SCA tree removal process** led the directors to recommend the following steps: add a regulation regarding tree removal that expounds on the covenants & restrictions; create a warning notice to pass out to tree vendors when they visit to respond to home owner calls. The regulation would provide for fining if a tree is removed without prior approval and require that home owners replace the tree with a tree of the size and variety requested by the SCA.
6. **Approval to Retain Tony Gregory, CPA for two more years** was requested of the Board by treasurer Sherri Barwick. Former treasurer Bob Johnston moved to retain Mr. Gregory for two more years at \$5600 each year. Chris Culberson seconded the motion and it passed unanimously.

**ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 8:50 p.m.

# Manager's Report - September 19, 2018

- By David Forthuber -

## Statistics

### Correspondence, Communication, Notices:

- Letters to 45 owners regarding delinquent assessment payment

### Status of Collections:

- New accounts to atty for lien or collection activity – 3
- Request to Lien – 4
- Intent-to-Lien Notices – 5
- Hardship (pre-collection) payment plans written – 0

### Violation Notices:

- RV facility notices – 1
- HOA restriction violations or maintenance notices – see report

### Architectural Modifications

- ACC activity for September – 24 approvals (4 requiring tree replacement)

### Sales/Leases/Foreclosures

- Leases: Three: 102 Cedar Pt; 234 Crown Oaks; 136 Raintree
- Sales: Three: 115 Tomoka Trail; 310 Partridge ; 221 Crown Oaks

### Legal Issues (C & M – Clayton & McCulloh; KG – Katzman & Chandler; AB – Arias/Bosinger)

- Cole, Scott & Kissane, attys for insurance provider, have scheduled a pre-trial mediation on the Rotroff claim for November 29. The manager and 3 board officers will attend.
- Carlos Arias responded to the manager's request for guidance on whether unpaid rental charges for the RV spaces or stables could be assigned to the landlord's account as leverage for collection. Atty Arias indicates that the documents are silent on as signing the debt to home owner accounts, but clear on stating that only assessment debt can be collected through a lien. Therefore, unpaid rental cases must be handled as awards of judgment in a civil court, and therefore, it is more reasonable to take the delinquent renter to court than the owner.

## Administrative Oversight on Infrastructure Projects

- **Clubhouse Area Fencing:** Dix-Hite Landscape Design is working on fence plans for the area between the clubhouse and Petty's, utilizing the complete set of revised surveyed drawings provided by HLSM Surveyors, LLC. Construction will not begin until 2019.
- **Tennis Courts:** Nidy Sports was unable to reassemble the backboard with the parts shipped by Rally Backboard. Some parts were missing and others were the wrong size. The manager has notified Rally they have a 20-year warranty, valid to 2024, that must be honored.
- **Road Repairs:** Seminole Asphalt Paving has submitted a proposal to do hot asphalt applications at a road dip on Bridgeview, another on Red Bud, a speed bump on Wisteria near Wild Fern, a water diversion berm at the Markham Wds fence gate, and another near 217 Weeping Elm. Additionally, they propose to remove and replace 30' of curb at 1902 Lost Spring to create positive drainage flow to pull water away from the owner's home and, on Bridlewood, remove a 10x10 asphalt patch, pour a concrete base beneath it, and apply 2" of asphalt over it to prevent recurring sinking of the road. The 7 jobs total \$9050.
- **Woodbridge Bridge Repair:** The Dix-Hite design team and civil engineer Harry Brumely have not yet reported back on a plan to blend their recommendations for the repair and renovation of this bridge and its flumes.
- **Wisteria Drive Storm-water Conduits:** Sam's Heavy Equipment Services completed the clearing of the stream on both sides of Wisteria Dr near address 115. Tree roots were cut back and the creek bed was lowered by 18 inches. Silt from the stream bed was spread on the bank and seeded with grass to improve eroded areas.
- **Grounds: H2O Experts** installed approximately 2800' of commercial wire from the 434 timer to the central i-core. This completes the unification of the irrigation system. They have also located and marked all valves in each of the 14 zones and are creating a large format revised map that will record the various elements of the renovated irrigation system. **Brinton Tree Services** is still working on the dead or dangerous tree list. **Austin Wilson Tractor Services** stabilized a sub-surface cavity that opened next to a wall of the Lost Spring (sulfur spring). The manager requested excavation of the site to determine if chemical grout proposed by Stable Soils would flow into the sulfur spring. It was evident that it would, so the cavity was instead sleeved with durable construction fabric and then filled with rock and soil. The manager and maintenance supervisor completed the purchase of a new dump trailer for collecting and removing debris and moving large amounts of material and large equipment. Trailer Connections paid \$500 for the 20-year old trailer that was failing. **Mid-Florida Golf Carts** is overhauling the cart used by the manager and board to do ground inspections. Its powertrain must be replaced and a bench seat will be added so that 3 directors can accompany the manager, when required, to look at sites requiring infrastructure repair. **Florida DOT** completed repairs to the 434 retention pond in front of the 434 fence.



## Manager's Report - Page Two

### Administrative Projects:

- The manager met on 5 occasions with several directors and the development team of the Village on the Green Expansion Project to determine if the developers were properly assessing and planning for flood control that would affect Wisteria Drive. The board's president secured a commitment from the developers to revise the retention pond plan to meet 200-year storm events rather than the present county code for 25-year storm events. The manager has been tasked with following the project through the county's review process to help the Board assure that the county only approves a system with the higher flood control standard.
- An initial draft on the 2019 budget has been completed by the manager. It will be reviewed by the Audit Committee on 9/17/18 and by the Board on 9/19/18. Any revisions requested and approved by the Board will be incorporated into a proposed budget that will be sent to all members prior to the 10/17/18 board meeting to adopt a budget for 2019.
- The SCA Business office staff is reviewing procedures relative to renting the RV and stable facility and the clubhouse. Late and non-payment issues have developed in renting the RV and stable spaces and the current injury claim headed to mediation, and possibly to trial, may compel the SCA to require that residents provide certification of general liability insurance when renting the clubhouse and recreation area grounds.

### **Buildings & Grounds**

#### Recreation Area –the spring

##### SCA Maintenance Staff:

- Twice per week cleaning of the spring with small boat
- Trimmed trees and shrubs at springs weirs
- Assisted with installation of a new 3" gate valve to better govern water pressure
- Clearance of debris from grounds and walkways following storm events

#### Pool, Spa, Clubhouse, Tennis

##### SCA Maintenance Staff:

- Adjusted gate lock at tennis courts; CDA has been called to replace lock mechanisms
- Daily blow-clearing of tennis courts for tennis and pickleball activity
- Examination of men's spa storage room to determine how to end ground water seepage into it
- Clubhouse fountain pumped dry for cleaning and refilled
- Re-routed clubhouse water heater drainage to eliminate water draining onto kitchen floor
- Installed river rock bed at pool area sidewalk to prevent soil erosion
- Dried-out interior ceiling and wall; repaired window sealing in the men's spa; repaired ceiling

#### Community Common Grounds & Infrastructure

##### SCA Maintenance Staff:

- Repainted back-side of Markham Woods fence gate to eliminate welding streaks
- Continued to receive and deliver 32-gallon bear cans. All distributed except a few requiring replacement
- Removed low-hanging vines from Woodbridge Road lanes
- Replaced top rail on security fencing between Springs and Springs Landing
- Cleaned storm drains at multiple locations; repainted yield sign and stop bars on entrance roads

#### R.V. Lot/Stables/Maintenance Lot

- Pressure-cleaned RV lines for paint prep; repainted lines and numbering
- Used harrow to keep riding ring safe; primed and painted one-third of all pasture fencing
- Rebuilt horse-fencing with 18 new posts and 42 rail boards

**Bids & Proposals:** Seminole Asphalt Paving - \$9050 for 7 repair sites

# Call for Candidates

## SCA Board of Directors

**Deadline: November 14th**

The 2019 Annual Members Meeting will be held on January 16, 2019. Two seats are up for the election process.

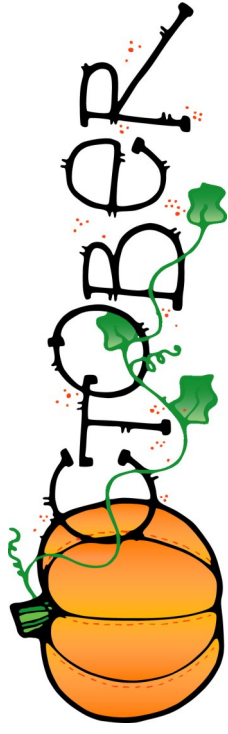
Persons interested in seeking a seat must submit their “Intent to be a Candidate” notice in writing to the SCA by Wednesday, November 14th.

Candidates are also asked to submit a one-page letter stating why they wish to join the Board and what skills they will bring to its deliberations, and should be submitted no later than October 29, 2018 in order to publish the candidate letters in the November and December Spring Run Newsletter to inform members.

Only members in good standing (all annual dues fully paid by October 31, 2018) are eligible to seek a seat on the board.

Letters may be emailed to The Springs at [admin@thespringsconnection.com](mailto:admin@thespringsconnection.com), or may be dropped off or mailed to the Business Office at 400 Woodbridge Road. Photographs may be included!





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b> 5:30 PM ACC Committee (Conference Room)	<b>2</b>	<b>3</b>  Mahjongg 10:30 am-CH	<b>4</b> 7:00 PM League of Women Voters (Clubhouse)	<b>5</b>	6 Reminger (Rec Area)
7 Kristy Wray Memorial (Clubhouse) 2:00 p.m.	<b>8</b> 4:00 PM Security Committee (Conference Room)	<b>9</b> 7:00 PM Crown Oaks I (Clubhouse)	<b>10</b> 6:30 PM Wekiva Villas (Clubhouse)  Mahjongg 10:30 am-CH	<b>11</b> 1:00 PM Bridge Club (Clubhouse)	<b>12</b>	13 Zeidweg (Clubhouse/Rec Area) 2pm – 10p Albin (Rec Area) 1 pm – 5 pm
14	<b>15</b> 5:00 PM Audit/Finance (Conference Room)  1:00 PM Book Club (Conference Room)	<b>16</b> 7:00 PM Crown Oaks II (Clubhouse) 6:30 PM Fairways Villas (Cottage)	<b>17</b> 1:00 PM Book Club (Cottage)  7:00 PM Board of Directors (Clubhouse)  Mahjongg 10:30 am-CH	<b>18</b>	<b>19</b>	20 Adams (Clubhouse)  Jowdy (Rec Area & Cottage)
21	<b>22</b> 7:00 PM) Shadowood (Clubhouse) 7:00 PM Live Oak (Conference Room)	<b>23</b>	<b>24</b> 7:00 PM Spreading Oak (Conference Room) 7:00 PM Glenwood (Clubhouse) Mahjongg 10:30 am-CH	<b>25</b> 6:30 PM Whispering Pines (Clubhouse) 6:30 PM Palm Springs (Cottage)	<b>26</b>	27 Halloween Bash 6 PM-9 PM Clubhouse
28	<b>29</b>	<b>30</b>	<b>31</b>  Mahjongg 10:30 am-CH			

# SCA FINANCIAL SUMMARY

## AUGUST 2018

ASSETS		LIABILITIES	
Cash in Bank - Oper-	1,090,001.93	Payables/Prepays	1,144,307.86
Cash in Bank - Re-	227,147.45	Reserves (net)	229,788.02
Escrow	28,816.74	Operating Equity	665,570.20
Accounts Receivable	56,061.86		
Prepaid Assets	(138,402.19)		
Property & Equip-	772,970.29		
Deposits	3,070.00		
<b>TOTAL ASSETS</b>	<b>2,039,666.08</b>	<b>TOTAL LIABILITIES</b>	<b>2,039,666.08</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/ Under)
<b>TOTAL INCOME</b>	<b>130,588.78</b>	<b>1,109,983.49</b>	<b>1,096,053.32</b>	<b>13,930.17</b>
<b>EXPENSES:</b>				
Common Area Mainte-	22,184.61	224,682.44	214,826.64	9,855.80
Grounds	24,623.69	180,785.77	192,720.00	(11,934.23)
Pool/Spa/Clubhouse	3,617.09	26,995.92	30,906.68	(3,910.76)
Administration	28,965.57	245,196.89	242,100.00	3,096.89
Recreation (Tennis/	433.17	9,558.47	11,460.00	(1,901.53)
Security & Gates	36,899.17	267,678.20	276,880.00	(9,201.80)
Reserves	15,895.00	127,160.00	127,160.00	0.00
<b>TOTAL EXPENS-</b>	<b>132,618.30</b>	<b>1,082,057.69</b>	<b>1,096,053.32</b>	<b>(13,995.63)</b>
<b>SURPLUS/</b>	<b>(2,029.52)</b>	<b>27,925.80</b>	<b>0.00</b>	<b>(27,925.80)</b>

### COMMENTS:

Income y-t-d is: \$13,930.17 over budget

Expenses y-t-d are: (\$13,995.63) under budget

Net variance y-t-d is: \$27,925.80

Average mnthly ex- \$138,747.94



# Celebration of *Life*

*We are sad to report the loss of our beloved  
and long-term resident Kristy Wray.*

*Please join us for a Celebration of Life to be held  
at the Springs Clubhouse on  
Sunday, October 7th at 2:00 p.m.*



# In Memoriam

Theodore J. Kaiser III “Ted”

July 6, 1937 - September 15, 2018

The Springs has lost another longtime and beloved resident.

Ted Kaiser passed away on Saturday, September 15th.

Ted served for 3 years as Secretary on the SCA Board of Directors from 2008-2010, was a member of the SCA Architectural Control Committee for several years and served on the board of Shadowood Village for 4 years. Ted was buried with full Military Honors on Friday, September 21st at Deltona Memorial Gardens in Orange City.

He will be missed by many.





# SPRINGS ANNUAL HALLOWEEN BASH

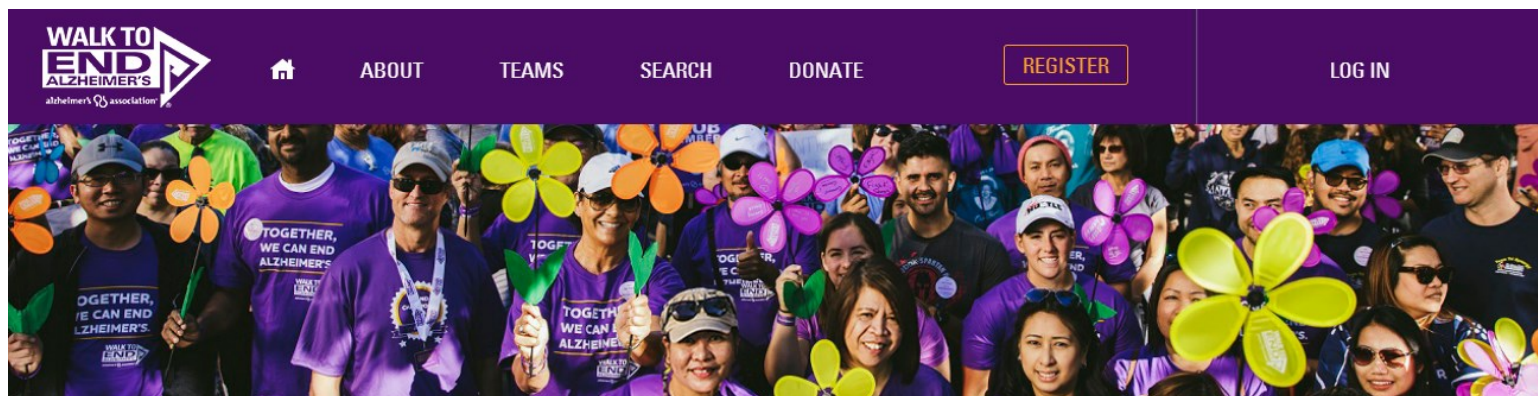


Saturday, October 27th

6:00 p.m. - 9:00 p.m.

The Springs Clubhouse

# George's Walk to End Alzheimer's



## Saturday, October 6th Lake Eola

Hello again. I am back, with a purpose, as always. For the ninth consecutive year, I am asking my dear friends and family to kindly join and support me in the fight to end Alzheimer's Disease. As many of you know, my dear mother Dalia Diaz died in March 2009, finally losing a fight against Alzheimer's that lasted over five years. But she was gone long before then, losing recognition, the ability to speak and eat on her own. I'd like to share a column I wrote shortly after she passed away, not to gain sympathy, but to give you an understanding of the insidious nature of the disease.

[http://articles.orlandosentinel.com/2009-04-03/news/diaz03\\_1\\_alzheimer-disease-fight-against-alzheimer-alert-program](http://articles.orlandosentinel.com/2009-04-03/news/diaz03_1_alzheimer-disease-fight-against-alzheimer-alert-program)

[http://act.alz.org/site/TR/Walk/?pg=team&fr\\_id=11126&team\\_id=475485](http://act.alz.org/site/TR/Walk/?pg=team&fr_id=11126&team_id=475485)

Today an estimated 5.3 million Americans are living with Alzheimer's. In addition, 78 million baby boomers are approaching the age of greatest risk for developing this fatal disease. It is the sixth leading cause of death in the United States.

These statistics are unacceptable. And that is why I am participating in the Walk to End Alzheimer's Oct. 6th (Saturday) at Lake Eola (the event starts at 9 a.m.). I will walk to honor my mother. I will walk to honor other fallen victims. I will honor others who have fell prey to the disease, like Denver Broncos owner Pat Bowlen and iconic basketball coach Pat Summit. But this disease impacts so many families, many who suffer silently. I will walk in their honor too.

I will be walking with my two sisters and the rest of my family to honor my mother's memory. I would love for you to join us. And yes, I'd love a donation, too. Or you can form your own team to honor a friend or loved one who has been ravaged by this insidious disease. Yes raising money is important, but just as important is the need to raise awareness. Please join me in the fight!

Thank you so much for your support. Together, we will end Alzheimer's.

Sincerely,

George Diaz



*In memory of "my "mami" Dalia Diaz.*



# SCA REGULATIONS REMINDER

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## SPRINGS REGULATION NO. 11-A BEARS AND OTHER WILDLIFE

Florida Statute Administrative Code 68A-4.001 and the SCA Covenants and Restrictions provide the legal basis for this SCA regulation.

- a) Springs Community Association homeowners and residents shall not intentionally feed the wildlife that inhabits the community.
- b) Residents will be considered intentional feeders if the following occurs: they fail to use approved and required bear-resistant poly carts/cans; they store garbage and barbecue grills outdoors in unsecured structures; they leave garage doors open so that bears can enter to search for stored foods; they leave pet food outdoors or put up wildlife feeders or in any manner distribute food for birds, squirrels, raccoons, possums, deer, or other wildlife.
- c) Pet food feeding dishes, birdbaths, trays and containers must not be placed outdoors with food at any time. Pet food supplies must be stored in the house or a closed garage.
- d) Garbage placed out for collection attracts wildlife and, therefore, residents are only permitted to put out garbage containing food or food odors after 5:00 a.m. on collection day. All garbage, including food or food containers not washed cleaned of food or food odor, must be placed at the curb in an approved bear-resistant can.
- e) All other non-garbage trash is to be set out for collection in a trash can with a lid or in heavy duty polyvinyl bags after 5 a.m. on days designated for its collection. Garbage and trash containers must be returned to a secure and enclosed area hidden from view after pick-up on collection days. Residents who plan to be away on designated collection days must make arrangements with a neighbor or friend in order to observe these rules.
- f) Built-in residential barbecue grills must be cleaned of food, grease droppings, and food odors after each use. Moveable grills must be stored within a secure area such as a garage. Residents using barbecues in the recreation areas must clean the grills thoroughly after each use and place any food trash and grill residue in designated bear-proof receptacles.
- g) Violations of these guidelines should be promptly reported to The Springs management and/or the Florida Fish and Wildlife Conservation Commission at **Wildlife Alert:** Report incidents online or call **888-404-FWCC** (888-404-3922). Cellular phone users can also call \*FWC or #FWC, or send a text to [Tip@MyFWC.com](mailto:Tip@MyFWC.com). The State has authority to fine violators from \$100 to \$5000 for repeat offenses. A 4<sup>th</sup> offense is a 3<sup>rd</sup> degree felony. Homeowners and residents will find additional guidelines at [MyFWC.com/bear](http://MyFWC.com/bear).



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Coating      Before Seal  
Coating



**Afraid of Heights?  
Leave it to Me!!**

**Roof and Gutter Cleaning**

**Removal of Leaves,**

**Pine Straw & Debris**

**\$15 Minimum**

**"Behind the Fence" Clean-up**

**\$25 Minimum**

**Call Ron!**

**407-774-2721**

**30-Year Springs Resident!**



## 12 Amendments Proposed to Florida's Constitution

Florida voters will be asked to consider 12 amendments when they vote this November. Several of the amendments bundle different topics. It can be daunting to understand their language and their impact.

Please join your fellow voters for an evening with the Seminole County League of Women Voters on Thursday, October 4<sup>th</sup> (6:30-8:30) at the SCA Clubhouse.

Sharon Lynne will lead the discussion to help voters weigh the pros and cons of each proposed amendment. It will be lively!



# Support the MudWalk Spooky 5K Fun Run/Walk to Benefit the SCPS Environmental Studies Center



**Costumes are Welcome!**

## **When:**

Saturday, October 20, 2018  
Onsite Registration – 7:00AM  
Race Start – 8:00AM  
Pancake Breakfast – 8:30AM  
Awards – 9:00AM

## **Location:**

The 5K will start at Winter Springs High School and run along the Cross-Seminole Trail and back to the HS to finish with our traditional pancake breakfast and awards presentation. The 5K will be decked out with our spooky theme for Halloween including friendly zombies and some ghoulish fun.

## **Registration:**

*(All registration is non-refundable)*

### **Adults 18 & Up:**

**\$20 EARLY BIRD REGISTRATION through 8/15/18**

\$25 August 16 – October 14\* \$30 October 15 – October 19  
\$35 Day of Race (Cash or credit card only)  
\$20 for Sleep-In Option

### **Youth 17 & Under:**

**\$12 EARLY BIRD REGISTRATION through 8/15/18**

\$15 August 16 – October 14\*  
\$20 October 15 – 19 and Day of Race

### **SCPS Employee Wellness Discount** *(Courtesy of SCPS Wellness Committee)*

\$10 Registration\*  
This registration is for SCPS employees only

For additional event questions, you may email [mudwalk5K@gmail.com](mailto:mudwalk5K@gmail.com).

*The Friends of the Environmental Studies Center is an authorized program of The Foundation for Seminole County Public Schools, a 501(c)3 organization.*



# SAVE THE DATE

## CGK

(CARING GIVING KIND)

### Springs Chili Cook-off

Help us honor the memory of  
Cathy Griffith by helping those in need  
this holiday season!

Sunday, December 2nd

The Springs Clubhouse

2 pm - 4 pm

More details to come!!

## Village Meetings

Crown Oaks I	Tuesday, October 9th	Clubhouse 7:00 p.m.
Crown Oaks II	Tuesday, October 16th	Clubhouse 7:00 p.m.
Fairway Villas	NO MEETING SCHEDULED	
Glenwood	Wednesday, October 14th	Clubhouse 7:00 p.m.
Live Oak	Monday, October 22nd	Conference Room 7:00 p.m.
Palm Springs	Thursday, October 25th	Cottage 6:30 p.m.
Shadowood Village	Monday, October 22nd	Clubhouse 7:00 p.m.
Spreading Oak	Wednesday, October 24th	Conference Room 7:00 p.m.
Wekiva Villas	Wednesday, October 10th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, October 25th	Clubhouse 6:30 p.m.

## Board & Committee Meetings

SCA Board of Directors	Wednesday, October 17th	Clubhouse 7:00 p.m.
ACC Committee	Monday, October 1st	Conference Room 5:30 p.m.
Security Committee	Monday, October 8th	Conference Room 4:00 p.m.
Audit/Finance	Monday, October 15th	Conference Room 5:00 p.m.

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# \$AVE CA\$H!\*\*

## SUBMIT ACC FORM **BEFORE** EXTERNAL REPAIRS START!

The following information is taken from Springs Operating Policy No. 14

### **Architectural Review Committee Construction Criteria**

For a copy of the complete Application and Policy, Please Contact the Business Office

The Springs Community Association's (SCA) *Declaration of Covenants and Restrictions* provide for the review, by committee, of any and all phases of exterior modifications to lots and/or living units within The Springs Planned Unit Development (PUD). This includes but is not limited to painting, roofing, paving, landscaping, fencing, and additions to or deletions from existing structures. The intent of the overall community scheme is to insure a standard of construction, which, over the years, will enhance the appearance of the community as a whole. Each structure and lot upon which it sits is to be considered an element of the community and should blend appropriately with its surroundings. It is intended that this development maintains itself with as many natural surfaces as possible.

### **REVIEW**

The following documents and criteria are established for review by the ACC prior to commencement of any phase of construction. Plans are requested seven days in advance of the regularly scheduled meeting of the ACC so that the site may be reviewed by committee members prior to the meeting. The General Manager will provide approvals, disapprovals, or requests for additional information in writing.

An "Architectural Review" application form describing work to be done submitted with drawings and documents or survey as required.

#### **Must have written sub-association approval (if applicable).**

Plans for structures will be not less than 1/8" = 1' scale.

Drawings and documents required for review shall consist of the following:

- Survey prepared by a Florida registered surveyor. Additions such as decks, porches, rooms, pools require a survey showing placement of these structures.

- Site plan showing all lot dimensions, easements, outlines, setbacks, major trees over 6" in diameter, fences, existing and proposed topographic conditions, and underground trench locations at a scale of not less than 1"=20'.

- Floor plans

- Elevations of all sides of contemplated structure. Height limitations in single-family residences will be 2.5 stories or 35 feet.

- A summary specification list of proposed materials. Samples must be supplied for all exterior materials, which cannot be adequately described.

- Color samples for all proposed exterior materials.

- Landscape plans complete with a tree survey.

Approvals will be good for six months unless otherwise specified.

Any permits required by Seminole County must be obtained before contractor's passes are issued.

All contractors must be properly licensed and insured.

### **SUMMARY**

The property owner is responsible for and is fully expected to control noise and unsightliness **(to include any and all debris)** during all phases of construction. The property owner and contractors will provide dust abatement and erosion control measures. Construction is prohibited on Sundays and limited to daylight hours on every other day of the week. Respect for neighboring properties and the rights of other property owners is fully expected.

#### **Application must include the following:**

- Written approval from village or sub-association (if applicable)**

- Construction deposit**

- Seminole County approved plans**

- Examples of material to be used for renovation**



# ACC Committee Approvals

## September 2018

### REMEMBER:

Submit ACC Application  
For any exterior  
renovations—including, but  
not limited to:

**ROOFING**  
**MAILBOX**  
**LANDSCAPING**  
**FENCE INSTALLATION**  
**FENCE REPAIR**  
**TREE REMOVAL**  
**DRIVEWAY WORK**  
**PAINTING**  
**SATELLITE DISH INSTALL**

Please be sure to use a  
licensed and  
insured  
contractor  
when required  
specific to the job  
you are doing.

Meetings held the first  
Monday of each month.

**VILLAGE APPROVAL**  
**REQUIRED PRIOR TO**  
**MONTHLY ACC**  
**MEETING!**

Board, Village Board and  
Committee Meetings...  
Dates, Times and Locations for these  
meetings can be found  
by visiting:

[www.thespringsconnection.sentrywebsites.com](http://www.thespringsconnection.sentrywebsites.com)

ADDRESS	DESCRIPTION
<b>Glenwood Village</b>	
All	Landscaping (Tree Trimming/Removal)
115 Hidden Oak Drive	Garbage Closet Addition
109 Wild Hickory Lane	Wood Repair/Paint/Dumpster
116 Juniper Lane	Painting/Replace Garage & Paint
108 Hidden Oak Drive	Painting/Fencing/Tree Removal & Trimming
105 Juniper Lane	Siding Repair/Painting/Gutters/Fencing/
123 Hidden Oak Drive	Paint Front Door
<b>Live Oak Village</b>	
125 Primrose Drive	Window Replacement
<b>Spreading Oak Village</b>	
116 Autumn Drive	Remove Dead Tree
<b>Shadowood Village</b>	
111 Red Cedar Drive	Landscaping
208 Weeping Elm Lane	Driveway Pavers
206 Weeping Elm Lane	Driveway Pavers
111 Weeping Elm Lane	Driveway Pavers
<b>Whispering Pines Village</b>	
128 Raintree Drive	Tree Removal
<b>Single Family Homes</b>	
121 Bridgeview Court	Solar Panel Installation
1902 Lost Spring Court	Paver Installation
149 Wisteria Drive	Tree Removal
224 Springside Road	Painting
310 Partridge Lane	Tree Removal
102 Red Bay Drive	Landscaping
304 Partridge Lane	Tree Removal
101 Bridgeview Court	Landscaping
252 Spring Run Circle	Satellite Dish Removal/Antenna Install
1930 Lost Spring Court	Hurricane Shutters



# Pet Sitting by Shannon

**407-221-3737**

**Local Springs Resident**  
Offering custom care for your babies  
while you are away!

Serving 32779, 32750 and 32714

\*Other Zip Codes, Please Ask

**"I just love my clients in The Springs!"**

**BOOK EARLY FOR THE HOLIDAYS SEASON!**



Licensed and Insured

[www.facebook.com/petsittingbyshannon1](http://www.facebook.com/petsittingbyshannon1)

**Boarding Available on Case Basis**

## SPRINGS LICENSE PLATES

*Available in the  
Business Office  
\$10 each!*



# Heritage

TITLE & ESCROW

**FULL-SERVICE TITLE & ESCROW COMPANY**

- ♦ Residential and Commercial Closings
- ♦ Personalized Service with Unmatched Value
- ♦ Large Agency Resources with Boutique Office "Feel"
- ♦ Decades of Real Estate, Legal and Financial Experience

**MENTION THIS AD IN THE SPRINGS NEWSLETTER  
AND RECEIVE \$100 OFF YOUR CLOSING FEE!**

**CLOSE  
WITH  
CONFIDENCE**

[www.HeritageClosings.com](http://www.HeritageClosings.com)

**ALTAMONTE SPRINGS**  
**(407) 562-4020**

**MELBOURNE**  
**(321) 401-6800**

*Emma Falcon Photography*

# *Holiday*

## MINI- PHOTOGRAPHY SESSION

Reserved for The Springs Residents at the Gazebo

*October 20th*

*9:00am - 12:00pm*

*3:00pm - 7:00pm*



### *Mini-Session Includes:*

1 Thirty Minute Session\* (\$85 value)

Professional Lighting

\*A la carte items not included in mini-session  
Call for price menu

*Call today to reserve your session time!*

**321-945-0824**

[efalconphotography@yahoo.com](mailto:efalconphotography@yahoo.com)

[efalconphotography.myportfolio.com](http://efalconphotography.myportfolio.com)



@efalcon\_photo







**Beginning Wednesday, October 10th**

**Clinics Will Be Held Every Wednesday**

**7:00 p.m. to 8:00 p.m.**

**Each clinic will be limited to 8 students per week throughout the year.**

**Cost is \$12.00 Per Student**

Clinics are designed for students to learn the game's fundamentals through the use of drills and practicing of techniques and footwork involving all of the strokes and situations of play. This promises to be a fun-filled time, guaranteed to make first on-court experiences memorable for each participant.

**For more information or to register for the clinics,**

**Contact John Rountree at (407) 353-5716**

Hosted By  
John Rountree, U.S.P.T.A. Professional  
SPRINGS RACQUET CLUB  
400 Woodbridge Road  
Longwood, FL 32779





**Transformations**  
Medical Weight Loss

# BACK TO SCHOOL **SPECIAL**



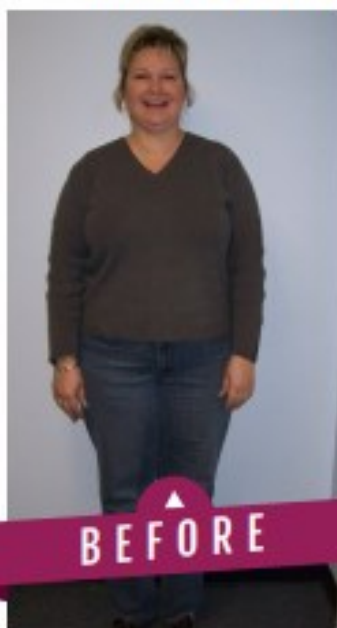
GET STARTED TODAY WITH

## 20% OFF

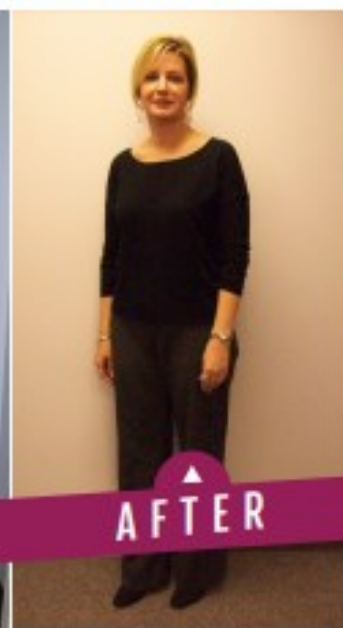
**PLUS 15% OFF ALL NATURAL PRODUCTS!**

Springs residents only. Expires: 10/31/2018

**KIM LOST 79 POUNDS AND 64.25 INCHES**



**BEFORE**



**AFTER**

**LOCATIONS IN:**

Maitland • Lake Mary • Oviedo

Plus 6 other Central Florida Locations

CALL 87-START-NOW • [www.transformationsweightloss.com](http://www.transformationsweightloss.com)



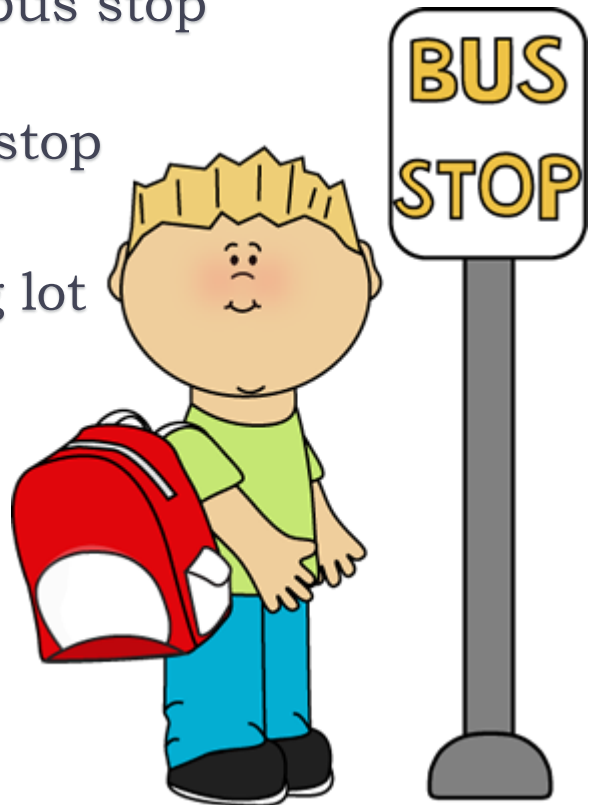
Parents...

The designated drop-off/pick-up bus stop is located on Wisteria Drive at Wild Olive Lane. This is the only stop designated for vehicle traffic.

Please park in the stables parking lot while waiting for your children to get on and off the bus.

Parents parking on the grass at other stops will be ticketed.

Thank you for your cooperation!



## Attention parents of skateboarders...

In the past couple of months, skateboarders were seen:

- Going the wrong way against boulevard traffic
- Flying down hills
- Going against "no entry" signs



Don't let your skateboarder end up like this....

**WARN THEM!!!**



# **Springs Residents...**

**Don't Become a Victim!**



**Remove Your Valuables and Lock Your Doors!**

**SEMINOLE COUNTY  
SHERIFF'S OFFICE**

SHERIFF DENNIS M. LEMMA



**(407) 665-6600**

# SOLID WASTE MANAGEMENT GUIDELINES

Disposal of Household Hazardous Waste (HHW) is accepted FREE OF CHARGE at the **Central Transfer Station located at 1950 FL-419, Longwood, FL 32750** during regular business hours for all households of Seminole County, Florida.

Central Transfer Station Accepts:

- ♦ Household Trash
- ♦ Yard Trash
- ♦ Tires (Limit 4)
- ♦ Recyclables
- ♦ Household Hazardous Waste (*anti-freeze, gasoline/cans [up to 5 gal], fluorescent lights, insecticides and lawn chemicals, used oil, solvents, pool and lawn chemicals, tires, televisions and computers*).
- ♦ Clean, Corrugated Cardboard

You can find a complete list by visiting:

<http://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management> or call **(407) 665-2260**. Open Monday-Saturday, 7:30 am - 5:30 pm.

The following items are accepted at the Seminole County Landfill located at:


**1930 E. Osceola Road, Geneva, FL 32732**


**Open 7 days/week**





**7:30 am - 5:30 pm.**

**(407) 665-8200**


- ♦ Construction or demolition debris
- ♦ Asbestos
- ♦ Appliance
- ♦ Furniture
- ♦ Tree Stumps/Branches


Wekiva Missing Pets


JoniHome





**Wekiva Missing Pets**  
Public Group  
About  
**Discussion**  
Members  
Events  
Videos  
Photos  
Files

Search this group

Find us on Facebook

**WEKIVA MISSING PETS**

Joined ▾ Notifications Share ... More

**Welcoming Members of The Springs Community**

Wekiva Missing Pets is a lost and found pet group for the Wekiva communities in Seminole and Orange counties (32779 & 32712)

Here's how you can help...

- Request to join the group
- Answer 3 "new member" questions
- Once a member, you may post a lost or found pet in the area with a photo and description and last area (cross streets) where seen, and contact information to alert members of the group to be on the lookout for and help missing pets be reunited with their families.

[www.Facebook.com/Groups](http://www.Facebook.com/Groups)

# CLUBHOUSE RESERVATIONS

## Planning an event this year?

Consider The Springs Clubhouse when planning this year's special event!

Call the SCA Business Office for Information (407) 862-3881



# BE BEAR SMART!

Please make **ALL** bear attractants inaccessible, especially garbage.



Store garbage indoors or in a bear-resistant container in garage.






Do not leave food, garbage, recycling or pet food accessible to bears.

Place garbage out the morning of pick-up (Tuesday & Friday) -  
not the night before.


If leaving home for several days before pick-up, haul garbage to a dump or  
ask a neighbor for help.

Keep garage doors closed, and cars locked.

 Friends of The Springs in Longwood, Florida 

 Joni Home    

Friends of The Springs in Longwood, Florida

 Closed Group

About

**Discussion**

Members

Events


Videos

Photos


Files


Group Insights


Recommendations



Joined ▾

 Notifications

 Share

 More

## Friends of the Springs in Longwood, Florida



Find us on:  
**facebook®**



# Springs Sitting Services!

Dog Walking \* Pet Sitting

House Sitting

Babysitting

If you would like to be added to the list of service providers, please call the business office or email: [admin@thespringsconnection.com](mailto:admin@thespringsconnection.com)

NAME

PHONE

BABYSIT KIDS?

PETS?

Madeline Buckley <b>**CPR Certified</b>	(407) 227-2691	YES	YES
Isabela Botto <b>**Will assist with errands, odd jobs</b>	(407) 961-2275	YES	YES
Bridget Arteaga	(407) 864-5232	YES	NO
Noah Szlachetka	(407) 312-4012	NO	YES
Alexandria Peterson	(407) 682-6440	YES	NO
Max and Charlie Sills	(407) 970-9539	NO	YES
Sian Armstrong	(407) 733-1044 - Text OK	YES	YES
Sian Carranza	(407) 705-9191	YES	YES
Linda Nickels	(407) 212-2610	NO	YES (Horses Also)
Camila Botto (will house-sit)	(407) 765-2740	YES	YES
Maitland Cotton	(407) 701-1571	YES	NO
Estrellita Santiago (will house-sit)	(407) 951-0043	YES	YES (Horses Also)
Diana Chacon (will house sit)	(407) 247-6071	YES	NO
Gianna Viscuso	(407) 435-3113	YES	YES



# Corporate Auto Detailing Inc.

**Clean  
Polish  
Protect**

## 407-595-7229

**Full Service Hand Wash.....\$45**

Includes thorough vacuum and windows cleaned, dash and console wiped, wheels cleaned and tires shined!!

**Hand Wax.....\$75**

Includes Full Service Hand Wash and *Miami Shine Banana Wax* professionally applied on all painted surfaces.

**Mini Detail.....\$125**

Includes Full Service Hand Wash, Hand wax and the interior 4 doors, dash and console, and leather seats meticulously detailed, leather seats conditioned.

**Full Detail .....\$225+**

+ Includes: Clay-n-Wax surface smoothing treatment to remove organic and industrial fallout, minor scratch removal, professionally applied Hand Wax for maximum shine and protection, Interior deep cleaning and conditioning of all interior vinyl and leather, carpet and upholstery shampoo, door jambs cleaned and polished, wheels detailed, and chrome polished.

**DELIGHTS:**

**Tech Shine Aerolon Aircraft Quality Protectant.....\$40**

Must be added to a Full Service Wash. Tech Shine is waterborne moisture activated polymerized coating that bonds on contact with wet surfaces. Once fully cured, Tech Shine forms a crystal clear film that is extremely hydrophobic. Protects paint, matte, plastic, and vinyl surfaces.

**Tech Shine Quick Detail.....\$15**

Recommended for all dark colored cars that need that extra attention so make the color pop!! If you have a black car, please add this service!

**Odor Eliminator Fogger.....\$30**

Recommended once the odor source has been removed by shampooing and extracting contaminated area, this kills all types of odors: tobacco, smoke and fire, dog/cat urine, feces, mustiness, decayed matter, vomit, etc. Odor Eliminator penetrates into cracks and crevices and can be run through the A/C unit.

**Liquid Glass.....\$40**

Must be added to full service wash or can replace the Hand Wax for approx. \$10 more.

Liquid Glass is a polish that keeps your auto gleaming with a glass-like, satin-smooth glow that will turn heads, while turning away harsh elements. Helps retard acid rain and hard water spotting.

**RUPES Paint Correction..... \$100+**

Remove swirls, scratches and defects with this state of the art orbital polisher. Guarantees no swirls or burn marks on your paint. Bigfoot polishing products will make your car shine like never before.

**Headlight Restoration.....\$40+**

Restores dingy, yellowing, foggy headlights back to their clear factory state.

**EXTRA CHARGE FOR LARGE TRUCKS, VANS AND SUV'S**

**Email: [brooke.corporateautodetailing@gmail.com](mailto:brooke.corporateautodetailing@gmail.com)**

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**Like Us** and Check out Demonstrations on **FACEBOOK**

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## The Springs Community Staff

Property Association Manager  
David Forthuber, LCAM  
Olivia Thomas Admin.  
Joni Raines, Admin.

CSO Supervisor  
Clive Wagner

Tennis Pro  
John Rountree

### CONTACTS

OFFICE PHONE 407-862-3881  
OFFICE FAX 407-862-5574  
GATEHOUSE FAX 407-772-0560  
TENNIS PRO SHOP 407-353-5716  
Office Hours: 8:30-5:30 (Mon-Fri)

# Boards & Committees

## SCA Board of Directors

Jerry Alexandrowicz	President
Jerry Crews	Vice President
Chris Culberson	Secretary
Sherri Barwick	Treasurer
Bob Johnston	Director
Mim Starr	Director
James Cornell	Director

## Committee Chairs

Architectural Control	Darel Taylor
Audit	Sherri Barwick
Security Committee	Ron Boyer
Stables	Judy Morse & Robin Andersohn
Tennis	Tobie Stitt
R.V.	Ron Boyer

THE SPRINGS  
COMMUNITY

AT HOME WITH  
NATURE

